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UNAUDITED OPERATING STATISTICS FOR THE THREE MONTHS ENDED 31 MARCH 2025

The board of directors (the “**Board**”) of China Merchants Land Limited (the “**Company**”) is pleased to announce certain unaudited operating statistics of the Company and its subsidiaries (the “**Group**”), together with its associate and joint ventures.

For the period from 1 January 2025 to 31 March 2025, the Group, together with its associate and joint ventures, achieved aggregate contracted sales of approximately RMB6,608.89 million (representing a year-on-year decrease of 0.93%) with an aggregate contracted sales area of approximately 272,056 square meters (representing a year-on-year decrease of 8.43%). The average selling price for the period from 1 January 2025 to 31 March 2025 amounted to approximately RMB24,292 per square meter.

The above-mentioned operating statistics is unaudited and is based on preliminary internal information of the Group, which may differ from figures to be disclosed in the audited or unaudited annual or interim reports to be published by the Company due to various uncertainties during the process of collecting and collating such statistics. As such, the above statistics is provided for investors’ reference only. Investors are advised to exercise caution and not to place undue reliance on such statistics when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

By order of the Board
China Merchants Land Limited
JIANG Tiefeng
Chairman

Hong Kong, 30 April 2025

As at the date of this announcement, the Board comprises Mr. JIANG Tiefeng, Mr. YU Zhiliang and Mr. LI Yao as non-executive Directors; Dr. SO Shu Fai, Mr. WONG King Yuen and Ms. CHEN Yan as executive Directors and Dr. WONG Wing Kuen Albert, Ms. CHEN Yanping, Dr. SHI Xinping and Mr. IP Man Ki Ryan as independent non-executive Directors.